



City of Albuquerque
Planning Department
Landmarks Commission
P.O. Box 1293
Albuquerque, New Mexico 87103

Date February 10, 2022

OFFICIAL NOTIFICATION OF DECISION

**PR-2021-006115/SI-2021-01712 -
Certificate of Appropriateness**

John Krause, requests approval of a Certificate of Appropriateness for new construction at 912 Forrester Ave. NW, described as Lot 3, Coronado Place Addition, Eighth & Forrester Historic Protection Overlay Zone, HPO-2, (J-14).

On February 9, 2022 the Landmarks Commission voted to **Approve Project # PR-2021-006115, SI-2021-01712**, based on the following Findings and Conditions of Approval.

Findings for Approval:

1. This application is a request for a Certificate of Appropriateness for new construction at 912 Forrester Avenue NW, a property in the Eighth & Forrester Historic Protection Overlay Zone (HPO-2).
2. The subject site is 0.069 acres.
3. The proposal is for a 119 square foot one-story storage shed attached to the side front of the house.
4. On January 18, 2022 the applicant obtained a variance of 5 feet for the required 5 foot passage along the side yard from the City of Albuquerque Zoning Hearing Examiner (see attachments).
5. Section 14-16-6-6(D) of the Integrated Development Ordinance states that within the boundaries of an HPO zone, the exterior appearance of any structure shall not be altered, new structures shall not be constructed, and existing structures shall not be demolished until a Certificate of Appropriate has been duly approved.
6. Section 14-16-6-6(D)(3)(b) states that a Certificate of Appropriateness shall be approved if, *"The architectural character, historical value or archaeological value of the structure or site*

itself or of any HPO zone in which it is located will not be significantly impaired or diminished”.

The proposal will not diminish the character of the streetscape as well as the adjoining property. The applicant has provided letters of support from neighbors.

7. Section 14-16-6-6(D)(3)(d) states that the site’s distinguished original qualities or character will not be altered. For the purposes of Section 14-6-3-6 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), “original” shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

Unfortunately, the insensitive early addition to the original house already detracts from the historic characteristics of the original bungalow. However, the applicant has revised the original shed design so that now it is smaller and will be more compatible than the original design. The applicant has also obtained a variance for the setback which offers a slight improvement from the original design.

8. Section 14-16-6-6(D)(3)(e) states that deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

Original house details are not affected by this proposal.

Conditions of Approval:

1. Applicant is responsible to acquire, and approval is contingent upon, all applicable permits and related approvals.

APPEAL: IF YOU WISH TO APPEAL A **FINAL DECISION** YOU MUST DO SO IN THE MANNER DESCRIBED BELOW. A NON-REFUNDABLE FILING FEE WILL BE CALCULATED AT THE LAND DEVELOPMENT COORDINATION COUNTER AND IS REQUIRED AT THE TIME THE APPEAL IS FILED.

The applicant or any person aggrieved by decision of city staff may appeal the decision of the city staff designated by the Mayor relative to a Certificate of Appropriateness to the Commission. The applicant or any person aggrieved by decision of the Commission (LC) may appeal the decision to the City Council. Any city staff or Commission decision is final unless appeal is initiated by application to the city within 15 days of the decision. The date the determination is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday or holiday as listed in §3-1-12, the next working day is considered as the deadline for filing the appeal. A building permit dependent on a case shall not be issued and a proposed project not requiring a

building permit shall not be initiated until an appeal is decided or the time for filing the appeal has expired without an appeal being filed.

The City Council, after consideration of the appeal record, may decline to hear an appeal if it finds that all city plans, policies and ordinances have been properly followed. If it decides that there is substantial question that all City plans, policies and ordinances have not been properly followed or are inadequate, it shall hear the appeal.

ALL CASES THAT RECEIVED APPROVAL ON JANUARY 12, 2022 WILL BE MAILED A CERTIFICATE OF APPROPRIATENESS, AFTER THE 15-DAY APPEAL PERIOD HAS EXPIRED ON **FEBRUARY 25, 2022.**

Sincerely,

Silvia Bolivar

Silvia Bolivar, PLA, ASLA
Planner, Landmarks Commission